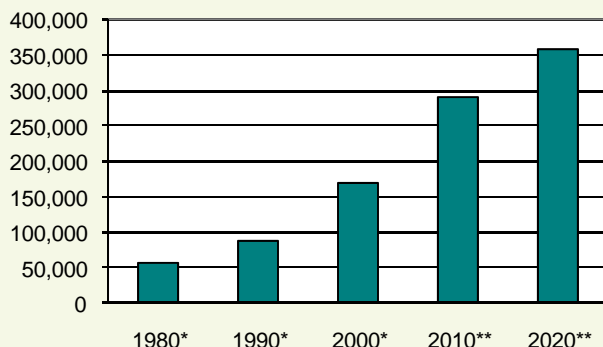


# Loudoun County, Virginia—Annual Demographic and Economic Trends

## Population

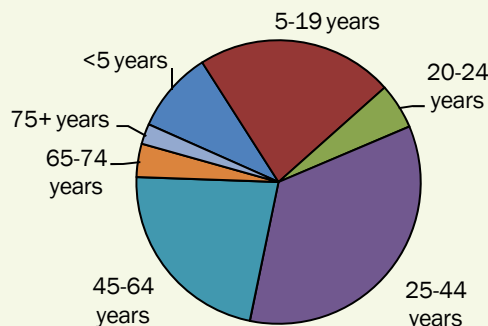
The 2010 estimated population for Loudoun, one of the fastest-growing counties in the nation since the late 1990s, is 289,737.



Sources: \*U.S. Census Bureau, \*\*Loudoun Department of Management & Financial Svcs, Apr. 2010

## Age Characteristics

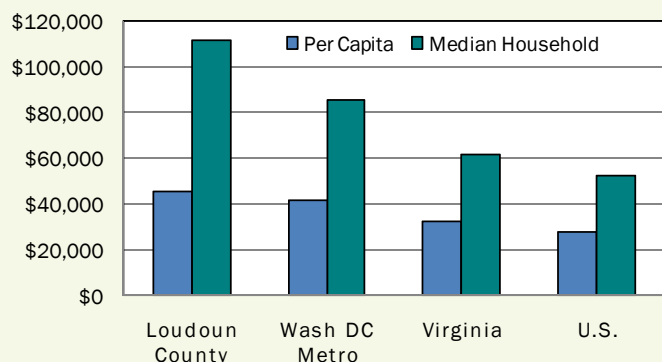
With 57% of the population between the ages of 25 and 64, Loudoun has a young and abundant workforce.



Source: U.S. Census Bureau, 2008 Time Series Estimates

## Income Comparison

The 2008 median household income in Loudoun, \$111,925, is more than double the national median of \$52,029.



Source: U.S. Census Bureau, American Community Survey, 2008

## Major Employers

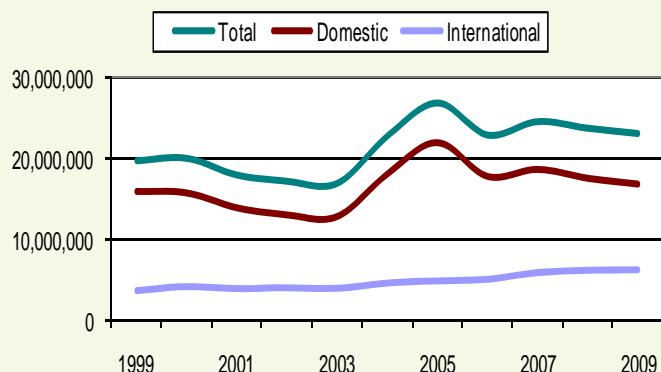
The following is a select list of Loudoun's employers. A complete list of major employers is available online at <http://biz.loudoun.gov>.

Company	Employment Range
Aol.	1,000–4,999
Inova Loudoun Hospital	1,000–4,999
M. C. Dean, Inc.	1,000–4,999
Orbital Sciences Corporation	1,000–4,999
United Airlines, Inc.	1,000–4,999
Verizon Business	1,000–4,999
Department of Homeland Security	500–999
VeriSign	500–999
HHMI Janelia Farm Research Campus	250–499
Rockwell Collins Simulation	250–499
Telos Corporation	250–499

Source: Virginia Employment Commission, 2nd Quarter 2009

## Washington Dulles Airport Trends

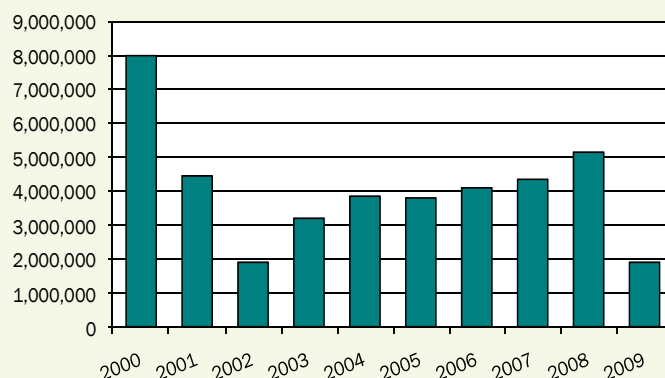
Total passenger counts at Washington Dulles International Airport decreased 2.8% in 2009, totaling 23,213,341. However, International passengers grew 1% to 6,246,415.



Source: Metropolitan Washington Airports Authority

## Nonresidential Development Trends

Nonresidential square footage permitted declined to 1.9 million in 2009, an expected reduction due to economic conditions.



Source: Loudoun Building & Development. Compiled by: Loudoun Economic Development

## Employment Notes

Loudoun's labor force continues to expand, with nearly 9,000 more people than one year ago. Despite the increased number of workers, unemployment in the county has remained relatively constant and continues to be significantly better than the U.S. overall.

## Unemployment Rate (June 2010)

		Annual Chg
Loudoun County	5.0	-6%
Northern Virginia	5.3	-4%
Virginia	7.0	-1%
United States	9.5	0%

Source: Virginia Employment Commission

## Labor Force (June 2010)

	Labor Force	Annual Chg
Loudoun County	178,745	5%
Northern Virginia	1,511,129	3%
Virginia	4,185,604	1%
United States	153,741,000	-1%

Source: Virginia Employment Commission

## At Place Employment (4th Quarter 2009)

Industrial Classification	Employees	Annual Chg	Establishments	Annual Chg
Ag, Forestry, Fishing & Hunting	423	-7%	77	-1%
Mining	179	-8%	6	0%
Utilities	86	-3%	4	0%
Construction	13,163	-10%	841	-5%
Manufacturing	4,206	-9%	190	2%
Wholesale Trade	3,115	-4%	393	-2%
Retail Trade	16,579	0%	850	-5%
Transportation and Warehousing	9,251	-5%	296	3%
Information	7,614	-5%	245	3%
Finance and Insurance	2,616	0%	335	-3%
Real Estate and Rental and Leasing	1,621	7%	312	-3%
Professional and Technical Services	15,556	0%	2,289	4%
Mgt of Companies and Enterprises	1,089	22%	63	24%
Administrative and Waste Services	7,243	-1%	526	0%
Educational Services	1,888	-2%	147	13%
Health Care and Social Assistance	8,960	6%	757	15%
Arts, Entertainment, and Recreation	1,851	9%	114	2%
Accommodation and Food Services	10,616	-3%	519	4%
Other Services, Ex. Public Admin	3,883	-4%	795	1%
Federal	3,935	0%	48	2%
State	945	0%	21	-9%
Local	15,695	0%	216	-3%
<b>Total</b>	<b>130,513</b>	<b>-2%</b>	<b>9,045</b>	<b>2%</b>

Source: Virginia Employment Commission

Employment and Unemployment

## Nonresidential Construction (July 2010)

	Stock (2009)	Sq Ft Permitted	Annual Chg
Office	16,525,358	0	-100%
Flex/Industrial	22,839,043	240,326	80%
Retail	14,281,422	118,124	397%
Mixed-Use	358,465	0	NA
Other	22,562,180	34,131	427%
<b>Total</b>	<b>76,566,468</b>	<b>392,581</b>	<b>87%</b>
Taxable	N/A	392,013	89%
Non-taxable	N/A	568	-75%
Route 28	N/A	0	NA

Source: Loudoun County Dept of Building & Development, Dept of Economic Development

## Nonresidential Notes

The cumulative amount of nonresidential square footage permitted YTD\*\* is 861,120, a 27 percent decrease over the same period last year.

\*\*YTD is Year to Date (Jan-July)

## Vacancy Rates (2nd Qtr 2010)

	Rate	Annual Chg
Total	16%	0%
Office	17%	-3%
Flex	17%	-8%
Industrial	14%	17%

Source: CoStar

Nonresidential

## Residential Development

	Single-family Detached		Single-family Attached		Multi-Family		Total	
	Units	Annual Chg	Units	Annual Chg	Units	Annual Chg	Units	Annual Chg
Inventory (2009)	58,367	3%	32,144	5%	18,059	7%	108,570	4%
Building Permits Issued (July 10)	112	-21%	83	177%	0	0%	195	13%
Homes Sold (May 10)	271	23%	211	44%	66	94%	548	36%
Avg Sale Price (May 10)	\$559,334	7%	\$350,141	10%	\$207,276	16%	\$436,386	4%

Sources: Loudoun County Dept of Building & Development, Dept of Management & Financial Services

## Residential Notes

The cumulative number of residential permits YTD\*\* is 1,248, a one percent decrease compared to the same period last year.

\*\*YTD is Year to Date (Jan-July)

Residential

\*Note: Annual Change is percent change from current period to the same time period (month or quarter) in the previous year. ❖ N/A is Not Available. ❖ na is not applicable, divided by zero.

Loudoun County Department of Economic Development ❖ biz.loudoun.gov ❖ 703-777-0426 ❖ 800-LOUDOUN

All data subject to revision. For additional information, please visit our website or contact the Department.